



An  
Bord  
Pleanála

**Board Direction**  
**BD-001305-18**  
**ABP-302051-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development is located in an area zoned 'I- Agricultural' in the Newbridge Local Area Plan 2013 – 2019, for which the objective is to preserve the existing agricultural and equine use of the areas zoned for this purpose and to prevent urban generated development which would interfere with the operation of farming/bloodstock or rural resource based enterprise. This objective is considered reasonable. It is a policy of the planning authority, as set out in the plan, to channel housing into serviced centres and to restrict development in rural areas to that necessary to serve the needs of those engaged in agriculture and other rural activities. The proposed development would lead to demands for the uneconomic provision of further public services in an area where these are not proposed and would interfere with the rural character and attractiveness of the area. The proposed development would, therefore, contravene materially the development objective, as set out in the Development Plan and be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located on lands zoned for agricultural purpose in the Newbridge Local Area Plan, 2013-2019, and in an area under

Strong Urban Influence, as set out in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein it is the policy to distinguish between urban generated housing need and rural generated housing need. Having regard to the nature and location of the applicant's employment, it is considered that the applicant does not have a rural generated housing need in accordance with these Guidelines which would justify the provision of a house in this rural location zoned for agricultural purposes and the proposed development would, therefore, contravene the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 09/10/2018

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Terry Ó Niadh